

080.A

0001

0001.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

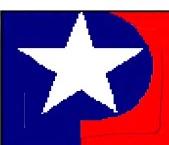
394,100 / 394,100

USE VALUE:

394,100 / 394,100

ASSESSED:

394,100 / 394,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		BRATTLE LN, ARLINGTON

OWNERSHIP		Unit #:	1
Owner 1:	XU MAX		
Owner 2:	GO ANGELIKA		
Owner 3:			
Street 1:	2 BRATTLE LN #1		
Street 2:			

Twn/Cty:	ARLINGTON	Cntry	Own Occ:	Y
Postal:	02474	Type:		

PREVIOUS OWNER				
Owner 1: MILLER NICHOLAS & AMY S -				
Owner 2: -				
Street 1: 2 BRATTLE LANE #1				
Twn/Cty: ARLINGTON				

St/Prov:	MA	Cntry	Own Occ:	Y
Postal:	02474	Type:		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1949, having primarily Wood Shingle Exterior and 978 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7007																

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	394,100			394,100			146292
Total Card		0.000	394,100			394,100	Entered Lot Size		GIS Ref
Total Parcel		0.000	394,100			394,100	Total Land:		GIS Ref
Source:		Market Adj Cost		Total Value per SQ unit /Card:	402.97	/Parcel: 402.97	Land Unit Type:		Insp Date
08/01/18									

PREVIOUS ASSESSMENT								Parcel ID	080.A-0001-0001.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	394,100	0	.	.	394,100	Year end	12/23/2021	
2021	102	FV	382,900	0	.	.	382,900	Year End Roll	12/10/2020	
2020	102	FV	377,200	0	.	.	377,200	377,200 Year End Roll	12/18/2019	
2019	102	FV	391,100	0	.	.	391,100	391,100 Year End Roll	1/3/2019	
2018	102	FV	303,100	0	.	.	303,100	303,100 Year End Roll	12/20/2017	
2017	102	FV	276,200	0	.	.	276,200	276,200 Year End Roll	1/3/2017	
2016	102	FV	276,200	0	.	.	276,200	276,200 Year End	1/4/2016	
2015	102	FV	255,100	0	.	.	255,100	255,100 Year End Roll	12/11/2014	

SALES INFORMATION					TAX DISTRICT					PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes					
MILLER NICHOLAS	145-86		6/20/2017		425,000	No	No							
BLOOM JONATHAN	116-123		8/4/2011		251,500	No	No							
BLOOM JONATHAN	107-49		3/20/2009	Family		1	No	No						
BLOOM JAROD J/T	107-48		3/20/2009	Family		1	No	No						
BLOOM JAROD J	98-48		3/6/2007	Family		100	No	No						
PICCARELLI MARI	94-37		5/30/2006		298,900	No	No							
LUBBERS THOMAS	83-109		8/2/2004		303,000	No	No							
DEVENDITIS CAN	U75-170		7/1/2002		200,500	No	No							

BUILDING PERMITS										ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name		
12/19/2003	1071	Manual	1,200					REPLACE KITCHEN CA	8/1/2018	Measured	DGM	D Mann		
									3/16/2018	SQ Returned	MM	Mary M		
									11/8/2011	MLS	EMK	Ellen K		
									11/9/2000	Hearing Chag	201	PATRIOT		
									5/6/2000		197	PATRIOT		

Sign: VERIFICATION OF VISIT NOT DATA / /

